

## Updated Development Charges Rates

Development Charges (DC) have been in effect in the City of Brandon since July 1, 2019. They are charges imposed on new developments to recover capital costs associated with growth. Only those applying to develop a property pay these charges.

As part of the original DC By-Law, a regular review of the rates is required. Over a 16-month period between 2023 to 2024, the City of Brandon engaged Watson and Associates Economists Ltd. to support the City of Brandon in this process. The *Development Charges Background Study* is a comprehensive analysis of the future infrastructure needs and funding requirements to support the next 20 years of growth within the City of Brandon.

Currently, water and wastewater DCs are approved under the Public Utilities Board of Manitoba (PUB). It is estimated that the PUB approval process will take several months from the application submission date. Given this timeline, and to align capital infrastructure needs with updated DC rates, amendments to DC By-Law No. 7175 has been carried out through two sequential by-laws:

- The first amendment, By-Law No. 7397, includes updated rates for transportation and land drainage network infrastructure (passes by Council on April 7, 2025);
- The second amendment, By-Law No. 7406, addresses the remaining rates for water and wastewater treatment and network infrastructure (ongoing).

The following tables below summarize the current and upcoming DC rates for 2025, along with those proposed under By-Law 7406:

- **Rates as of January 1, 2025:** Consumer Price Indexing of 1.2% was applied to current rates approved under the original By-Law.
- **Rates as of June 6, 2025 (Following 1st Amendment):** Includes new rates for land drainage and transportation network infrastructure as per By-Law No. 7397.
- **Rates as of Enactment Date on PUB Board Order (Following 2nd Amendment):** New rates for the remaining treatment and network Infrastructure. New rates under this amendment require PUB approval and third reading from Council.
- **Phasing Schedule for High Density Residential Rates (Following 2nd Amendment):** High density, water and wastewater DC rates are being recommended to be phased over a three-year period, with the phasing percentages of 25%, 50% and 100% only being applied to the proposed rate increase.



**Rates as of January 1, 2025**

*Established Growth Area – Prior to Building Permit*

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	517.33	334.54	0.31
Water	405.02	261.66	0.23
<b>Total</b>	<b>922.35</b>	<b>596.20</b>	<b>0.54</b>

*Emerging Growth Area – Prior to Subdivision or Rezoning*

Service	DC Per Net Hectare (Residential & Non-Residential)
Network Infrastructure	
Transportation	23,966.80
Wastewater	36,969.31
Water	11,634.52
Land Drainage	3,396.70
<b>Total</b>	<b>75,967.33</b>

*Emerging Growth Area – Prior to Building Permit*

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	517.33	334.54	0.31
Water	405.02	261.66	0.23
Network Infrastructure			
Transportation	1,015.54	657.11	0.58
Wastewater	1,566.32	1,013.15	0.90
Water	493.44	319.00	0.28
Land Drainage	143.37	93.19	0.08
<b>Total</b>	<b>4,141.02</b>	<b>2,678.65</b>	<b>2.38</b>



**Rates as of June 6, 2025 (Following 1<sup>st</sup> Amendment)**

*Established Growth Area – Prior to Building Permit*

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	517.33	334.54	0.31
Water	405.02	261.66	0.23
Network Infrastructure			
Transportation <b>(New)</b>	<b>2,878.00</b>	<b>2,127.00</b>	<b>1.17</b>
<b>Total</b>	<b>3,800.35</b>	<b>2,723.20</b>	<b>1.71</b>

*Emerging Growth Area – Prior to Subdivision or Rezoning*

Service	DC Per Net Hectare (Residential & Non-Residential)
Network Infrastructure	
Transportation <b>(New)</b>	<b>0.00</b>
Wastewater	36,969.31
Water	11,634.52
Land Drainage <b>(New)</b>	<b>0.00</b>
<b>Total</b>	<b>48,603.83</b>

*Emerging Growth Area – Prior to Building Permit*

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	517.33	334.54	0.31
Water	405.02	261.66	0.23
Network Infrastructure			
Transportation <b>(New)</b>	<b>2,878.00</b>	<b>2,127.00</b>	<b>1.17</b>
Wastewater	1,566.32	1,013.15	0.90
Water	493.44	319.00	0.28
Land Drainage <b>(New)</b>	<b>908.00</b>	<b>671.00</b>	<b>0.37</b>
<b>Total</b>	<b>6,768.11</b>	<b>4,726.35</b>	<b>3.26</b>



**Full Rates as of Enactment Date on PUB Board Order (Following 2<sup>nd</sup> Amendment)**

*Established Growth Area – Prior to Building Permit*

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	3,364.00	2,486.00	1.37
Water	6,563.00	4,850.00	2.67
Network Infrastructure			
Transportation	2,878.00	2,127.00	1.17
<b>Total</b>	<b>12,805.00</b>	<b>9,463.00</b>	<b>5.21</b>

*Emerging Growth Area – Prior to Building Permit*

Service	Residential DC (per dwelling unit)		Non-residential DC (per Sq. Ft.)
	Low Density	High Density	
Treatment Infrastructure			
Wastewater	3,364.00	2,486.00	1.37
Water	6,563.00	4,850.00	2.67
Network Infrastructure			
Transportation	2,878.00	2,127.00	1.17
Wastewater	6,830.00	5,047.00	2.78
Water	650.00	480.00	0.26
Land Drainage	908.00	671.00	0.37
<b>Total</b>	<b>21,193.00</b>	<b>15,661.00</b>	<b>8.62</b>

**Note:** If the PUB Board Order lists an enactment date in 2026, the 2025 rates for transportation and land drainage network infrastructure will be subject to annual indexing as of January 1, 2026 (Building Construction Price Index).

**Phasing Schedule for High Density Residential Rates (Following 2nd Amendment)**

*Established Growth Area – Prior to Building Permit*

Service	Year 1	Year 2	Year 3
Treatment Infrastructure			
Wastewater	872.41	1,410.27	2,486.00
Water	1,408.75	2,555.83	4,850.00
Network Infrastructure			
Transportation	2,127.00	2,127.00	2,127.00
<b>Total</b>	<b>4,408.16</b>	<b>6,093.10</b>	<b>9,463.00</b>

*Emerging Growth Area – Prior to Building Permit*

Service	Year 1	Year 2	Year 3
Treatment Infrastructure			
Wastewater	872.41	1,410.27	2,486.00
Water	1,408.75	2,555.83	4,850.00
Network Infrastructure			
Transportation	2,127.00	2,127.00	2,127.00
Wastewater	2,781.48	3,536.65	5,047.00
Water	598.50	559.00	480.00
Land Drainage	671.00	671.00	671.00
<b>Total</b>	<b>8,459.13</b>	<b>10,859.75</b>	<b>15,661.00</b>

**Note:** Phasing only applies to high density water and wastewater rates. Low density and non-residential uses, along with all transportation and land drainage rates, will be charged 100% of the proposed rates within By-Law No. 7397 and By-Law No. 7406. The phasing percentages only applies to the rate increase (difference between the current rate and proposed rate).